

AFTER RECORDING RETURN TO:

FLARE CONSTRUCTION, LLC
PO Box 130
300 North Industrial Park Road
Coalville, Utah 84017

ENTRY NO. 01196476

10/13/2022 02:30:14 PM B: 2760 P: 1858

Boundary Line Agreement PAGE 1/8
RHONDA FRANCIS, SUMMIT COUNTY RECORDER
FEE 40.00 BY UNLIMITED TITLE



BOUNDARY LINE AGREEMENT

This BOUNDARY LINE AGREEMENT (this "Agreement") is entered into this 7th day of October, 2022, by and between COALVILLE BOND HOLDINGS LLC, as the owner of Parcel No. CT-301-C-1, with an address of 148 Redmond Street, Jackson, WY 83301 (hereinafter "Owner One"), and FLARE CONSTRUCTION, LLC, as the owner of Parcel No. CT-301-B, with an address of 300 North Industrial Park Road, Coalville, Utah 84017 (hereinafter "Owner Two").

RECITALS

A. Owner One is the owner of a parcel of real property located in Summit County, Utah, that is more particularly described as follows:

A tract of land located in the S1/2 of Sec 4 & in the N1/2 of Sec 9 T2NR5E SLBM & having a basis of bearing taken as S between the NW Cor & the SW Cor of SD Sec 9 desc as follows:

Beg at a pt wh is N 88°46'24" W 450.52 ft along the sec line from the N1/4 Cor of Sec 9 T2NR5E SLBM a monument in concrete (sd pt of beg being a rebar & cap monumenting the SE Cor of Cedar Crest Subdivision) & run th N 17°15'06" E 420.73 ft along the e'ly boundary of sd subdivision to a rebar & cap monumenting an angle pt on the e'ly boundary of sd subdivision; th N 22°33'41" E 580.03 ft along the e'ly boundary of sd subdivision to a rebar & cap monumenting an angle pt on the e'ly boundary of sd subdivision; th N 35°37'26" E 201.26 ft along the e'ly boundary of sd subdivision to a rebar & cap monumenting an angle pt on the e'ly boundary of sd subdivision & the center sec line; th N 00°43'44" E along the center of sec line 214.59 ft to the NW Cor of the SW1/4 of the SE1/4 of Sec 4; th S 88°32'37" E along the 1/4-1/4 Sec line 1329.33 ft to the NE Cor of the SW1/4 of the SE1/4 of Sec 4; th S 00°23'40" W along the 1/4-1/4 Sec line 1320.13 ft to the SE Cor of the SW1/4 of the SE 1/4 of Sec 4; th N 88°46'25" W along the sec line 539.07 ft to the crest of a cedar ridge; the following 3 calls being along sd crest: 1) th S 26°33'09" W 245.46 ft; 2) th S 18°16'04" W 307.89 ft; 3) th S 31°09'41" W 471.75 ft; th N 50°56'01" W 301.69 ft to a rebar & cap monumenting the NE Cor of that certain parcel of land conveyed to CRA Enterprises Investments LC by that certain Special Warranty Deed recorded January 14, 2000 as Entry#557193 in Bk 1303-1079 of the official records in the Office of the Summit County Recorder the following 8 calls being

along the n'ly boundary of the CRA parcel (note: a bearing rotation of 02°06'19" to the right has been applied); 1) th N 48°49'51" W 188.47 ft to a rebar & cap; 2) th N42°54'15" W 57.25 ft to a rebar & cap; 3) th N 48°49'51" W 96.07 ft to a rebar & cap; 4) th S 86°48'09" W 73.64 ft to a rebar & cap; 5) th S 31°30'39" W 221.86 ft to a rebar & cap; 6) th S 56°58'29" W 108.74 ft to a rebar & cap; 7) th S 52°56'29" W 115.32 ft to a rebar & cap; 8) th S 29°37'11" W 327.46 to the n'ly line of an existing rd (30 ft perpendicular from the c/l of sd rd); th N 63°34'07" W 296.43 ft along sd line; th along the arc of a cur to the left 753.44 ft (rad 483.56 ft chord bearing S 66°06'08" W 679.51 ft) along sd line; the S 15°45'06" W 29.69 ft along sd line to the s'ly line of the NW1/4 of the NW1/4 of Sec 9; th N 88°49'44" W 687.48 ft along sd line to the edge of a rock ledge; th N 43°38'35" E 64.40 ft along sd ledge to a nail set in ledge; th N31°10'07" E 57.35 ft along sd ledge; th N 17°53'08" E 176.08 ft along sd ledge; th N 36°16'43" E 650.31 ft along sd ledge; th N 33°39'13" E 334.86 ft along sd ledge; th N 19°30'51" E 257.91 ft along sd ledge to the n'ly line of Sec 9 sd line also being the s'ly boundary line of Cedar Crest Subdivision); th S 88°46'24" E 1021.86 ft along sd Sec line to the pt of beg cont 99.96 ac (less and excepting the following property: that portion of the small business and technology park in the city of Coalville, County of Summit, State of Utah, per the official plat thereof, located in the NW1/4 of Sec 9 T2N R5E SLBM, and being a strip of land 60.00 ft in width desc as fol: com at the N1/4 Cor of said Sec 9; th S 89°47'19" W 594.06 ft alg the n'ly line of said Sec 9 & the s'ly line of the Cedar Crest Subdivision to the true pt of beg; th S 34°30'14" E 345.26 ft to the nw'ly right-of-way line of Summit Business Park Drive, 60.00 ft wide, and the beg of a curve concave n'ly having a radius of 270.00 ft; th w'ly 28.65 ft along said curved right-of-way through a central angle of 06°04'46" th cont alg said right-of-way S 75°12'23" (assumed west) 34.59 ft; th N 34°30'14" W 366.30 ft to said n'ly line of Sec 9; th N 89°47'19" E 72.62 ft alg said n'ly line to the true pt of beg cont 0.49 ac (less 4.47 ac 1899-1815 CT-30 1-C-X) bal 95.00 ac 1372-1049 (see OCD-1497-1439 Bovden Farms LLC to Stephen G Boyden Trustee et al) 1867-1328 2088-1097 2111-686.

LESS AND EXCEPT THE FOLLOWING:

A tract of land located in the North Half of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 88°46'24" West between the North 1/4 Corner and the Northwest Corner of said Section 9, described as follows:

Beginning at a point North 88°46'24" West 293.07 feet along the section line and South 480.86 feet from the North 1/4 Corner of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 75°37'07" East 159.56 feet; thence South 86°48'09" West 73.64 feet; thence South 31°30'39" West 221.86 feet; thence South 56°58'29" West 108.74 feet; thence South 52°56'29" West 115.32 feet; thence South 29°37'10" West 327.38 feet;

thence North $63^{\circ}34'07''$ West 68.88 feet; thence North $29^{\circ}53'55''$ East 393.39 feet; thence North $41^{\circ}48'17''$ East 368.32 feet; to the point of beginning.

Containing 1.60 Acres

For informational purposes only. Tax Parcel No. CT-301-C-1

(referred to herein as "Parcel CT-301-C-1").

B. Owner Two is the owner of a parcel of real property located in Summit County, Utah, that is more particularly described as follows:

A tract of land located in the North Half of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North $88^{\circ}46'24''$ West between the North 1/4 Corner and the Northwest Corner of said Section 9, described as follows:

Beginning at a point North $88^{\circ}46'24''$ West 293.07 feet along the section line and South 480.86 feet from the North 1/4 Corner of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South $75^{\circ}37'07''$ East 159.56 feet to a rebar with cap stamped Wilde; thence South $48^{\circ}49'51''$ East 96.07 feet; thence South $42^{\circ}54'15''$ East 57.25 feet; thence South $48^{\circ}49'51''$ East 188.47 feet to a rebar with cap stamped Wilde; thence South $22^{\circ}38'17''$ West 649.44 feet; thence North $80^{\circ}01'15''$ West 509.72 feet; thence North $43^{\circ}18'10''$ West 107.24 feet; thence North $46^{\circ}13'58''$ East 27.14 feet; thence North $33^{\circ}23'48''$ East 21.52 feet; thence North $29^{\circ}37'10''$ East 19.71 feet; thence North $63^{\circ}34'07''$ West 68.88 feet along the northerly line of a road being 30 feet perpendicular from the centerline of said road; thence North $29^{\circ}53'53''$ East 393.39 feet; thence North $41^{\circ}48'17''$ East 368.32 feet to the point of beginning.

Containing 10.56 Acres

Together with a non-exclusive easement for ingress and egress over and across an existing roadway, 24 feet in width, 12 feet on either side of the following described center line:

Beginning at a point which is North 3219.76 feet and East 966.98 feet from the Southwest corner of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being of the Northerly line of Salmon Street as per Coalville Town Plat B) and running thence N $00^{\circ}55'21''$ W 646.66 feet; thence N $13^{\circ}19'55''$ E 153.33 feet; thence along a curve to the right 706.69 feet (radius 45.56 feet, which chord bears N $63^{\circ}59'49''$ E) thence S $65^{\circ}22'38''$ E 225.21 feet; thence S $74^{\circ}21'44''$ E 69.65 feet, to the Westerly line of Parcel A.

For informational purposes only. Tax Parcel No. CT-301-B

(referred to herein as "Parcel CT-301-B").

C. Parcel CT-301-C-1 and Parcel CT-301-B are contiguous. Without effectuating a subdivision or creating any new tax parcels, the parties desire to define a new boundary line between Parcel CT-301-C-1 and CT-301-B in accordance with the terms and provisions of this Agreement.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Revised Legal Description for Parcel CT-301-C-1. Owner One and Owner Two hereby establish and agree that the legal description of Parcel CT-301-C-1 shall be modified as follows:

A tract of land located in the South Half of Section 4 and in the North Half of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 88°46'24" West between the North 1/4 Corner and the Northwest Corner of said Section 9, described as follows:

Beginning at a point which is North 88°46'24" West 450.52 feet along the Section line from the North quarter corner of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian, a monument in concrete (said point of beginning being a rebar with cap monumenting the Southeast corner of Cedar Crest Subdivision) and running thence North 17°15'06" East 420.73 feet along the Easterly boundary of said subdivision to a rebar with cap monumenting an angle point on the Easterly boundary of said subdivision; thence North 22°33'41" East 580.03 feet along the Easterly boundary of said subdivision; thence North 35°37'26" East 201.26 feet along the Easterly boundary of said subdivision to a rebar with cap monumenting an angle point on the Easterly boundary of said subdivision and the center of section line; thence North 0°43'44" East along the center of section line 214.59 feet to the Northwest corner of the Southwest quarter of the Southeast quarter of Section 4; thence South 88°32'37" East along the quarter-quarter section line 1329.33 feet to the Northeast quarter of the Southwest quarter of the Southeast quarter of Section 4; thence South 0°23'40" West along the quarter-quarter section line 1320.13 feet to the Southeast corner of the Southwest quarter of the Southeast quarter of Section 4; thence North 88°46'25" West along the Section line 539.07 feet to the crest of a cedar ridge; the following 3 calls being along said crest 1) thence South 26°35'09" West 245.46 feet; 2) thence South 18°16'04" West 307.89 feet, 3) thence South 31°09'41 West 471.75 feet; thence North 50°51'59" West 299.77 feet to a

rebar and cap monumenting the Northeast corner of that certain parcel of land conveyed to CRA Enterprises Investments, L.C. by that certain Special Warranty Deed recorded January 14, 2000 as Entry No. 557193 in Book 1303 at Page 1079 of the official records in the office of the Summit County Recorder; thence North 22°38'17" East 99.90 feet; thence North 35°52'03" West 459.17 feet; thence South 58°08'44" West 243.41 feet; thence South 48°21'53" West 104.78 feet; thence South 26°50'37" West 304.74 feet; thence South 29°53'53" West 393.39 feet to the northerly line of an existing road (30 feet perpendicular from the centerline of said road; thence North 63°34'07" West 229.50 feet along said line; thence along the arc of a curve to the left 753.44 feet (radius 483.56 feet, chord bearing South 66°06'08" West 679.51 feet) along said line; thence South 15°45'06" West 29.69 feet along said line to the Southerly line of the Northwest quarter of the Northwest quarter of Section 9; thence North 88°49'44" West 687.48 feet, along said line to the edge of a rock ledge; thence North 43°38'35" East 64.40 feet, along said ledge to a nail set in ledge; thence North 31°10'07" East 57.35 feet, along said ledge; thence North 17°53'08" East 176.08 feet, along said ledge; thence North 36°16'43" East 650.31 feet, along said ledge; thence North 33°39'13" East 334.86 feet, along said ledge; thence North 19°30'51" East 257.91 feet, along said ledge to the Northerly line of Section 9, said line also being the Southerly boundary line of Cedar Crest subdivision; thence South 88°46'24" East 1021.86 feet, along said Section line to the Point of Beginning.

Excepting therefrom those portions conveyed by that Quit Claim Deed of Dedication of Roadway to Municipal Corporation, with Allen Hollow LLC as Grantor and Coalville City as Grantee, recorded November 16, 2007 as Entry No. 830742 in Book 1899 at Page 1815 of the official records of the Summit County Recorder. (4.49 Acres)

Parcel No. CT-301-1-X

Less and excepting the following property: (CT-301-C)

That portion of the Small Business and Technology Park in the City of Coalville, County of Summit, State of Utah, per the official plat thereof, located in the Northwest Quarter of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and being a strip of land 60.00 feet in width described as follows:

Commencing at the North Quarter Corner of said Section 9, thence South 89°47'19" West 594.06 feet along the northerly line of said Section 9 and the southerly line of the Cedar Crest Subdivision to the True Point of Beginning; thence South 34°30'14" East 345.26 feet to northwesterly right-of-way line of Summit Business Park Drive, 60.00 wide, and the beginning of a curve concave northerly having a radius of 270.00 feet; thence Westerly 28.65 feet

along said right-of-way South $75^{\circ}12'23''$ East 34.59 feet; thence North $34^{\circ}30'14''$ West 366.30 feet to said northerly line of Section 9; thence North $89^{\circ}47'19''$ East 72.62 feet along said northerly line to the True Point of Beginning. (0.47 Acres)

Containing 91.17 Acres

(hereinafter "Revised Parcel CT-301-C-1")

2. Revised Legal Description for Parcel CT-301-B. Owner One and Owner Two hereby establish and agree that the legal description of Parcel CT-301-B shall be modified as follows:

A tract of land located in the North Half of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North $88^{\circ}46'24''$ West between the North 1/4 Corner and the Northwest Corner of said Section 9, described as follows:

Beginning at a point North $88^{\circ}46'24''$ West 115.88 feet along the section line and South 281.64 feet from the North 1/4 Corner of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South $35^{\circ}52'03''$ East 459.17 feet; thence South $22^{\circ}38'17''$ West 749.34 feet; thence North $80^{\circ}01'15''$ West 509.72 feet; thence North $43^{\circ}18'10''$ West 107.24 feet; thence North $46^{\circ}13'58''$ East 27.14 feet; thence North $23^{\circ}23'48''$ East 21.52 feet; thence North $29^{\circ}37'10''$ East 19.71 feet; thence North $63^{\circ}34'07''$ West 68.88 feet along the northerly line of a road being 30 feet perpendicular from the centerline of said road; thence North $29^{\circ}53'53''$ East 393.39 feet; thence North $26^{\circ}50'37''$ East 304.74 feet; thence North $48^{\circ}21'53''$ East 104.78 feet; thence North $58^{\circ}08'44''$ East 243.41 feet to the point of beginning.

Containing 12.81 Acres

(hereinafter "Revised Parcel CT-301-B")

3. Boundary Line and Quitclaim. Owner One and Owner Two agree that the legal descriptions for the Revised Parcel CT-301-C-1 and the Revised Parcel CT-301-B shall establish the new boundary line between said parcels. Owner Two hereby quitclaims and conveys to Owner One all property within the legal description for Revised Parcel CT-301-C-1. Owner One hereby quitclaims and conveys to Owner Two all property within the legal description for Revised Parcel CT-301-B.

4. Summit County Requirements. In addition to the recording of this Agreement, the parties agree to take such other action as required by Coalville City and by Summit County, State of Utah, to effectuate the boundary line adjustment described herein.

5. **Continuing Effect.** Each party represents to the other party that it owns its own parcel, free and clear of encumbrances, except for current property tax liens. This Agreement: (a) shall burden and benefit Parcel CT-301-C-1 and Parcel CT-301-B; (b) shall bind every person having any fee, leasehold, or other interest in any portion of such properties at any time or from time to time; and (c) shall inure to the benefit of and shall be binding upon the parties hereto, their respective successors and assigns and their respective tenants and subtenants.

6. **Execution.** This Agreement may be executed in counterpart originals, and signature pages from one counterpart may be detached and joined with another counterpart for the purpose of forming one original.

7. **Legal Effect.** This Agreement is entered into, and shall be entitled to all of the benefits of, Utah Code Ann. §57-1-45 (as now enacted or hereafter amended).

IN WITNESS WHEREOF, the parties execute this Agreement on the dates indicated below, to be effective as of the date first shown above.

OWNER ONE:

COALVILLE BOND HOLDINGS LLC

Date: 10/5/22

By: Colby Rollins (sign)

Colby Rollins (print)

Manager (title)

OWNER TWO:

FLARE CONSTRUCTION, LLC

Date: 10/11/22

By: Shane Young (sign)

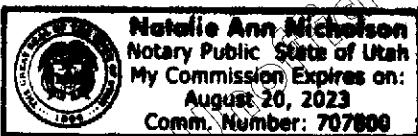
NAOLED YOUNG (print)

TREASURER (title)

[Notary acknowledgements appear on the following page.]

STATE OF Utah)
: ss.
COUNTY OF Salt Lake)

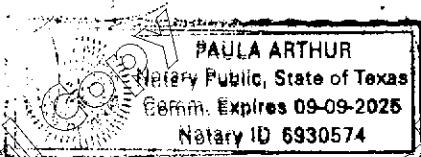
The foregoing instrument was acknowledged before me this 5th day of
October, 2022 by Colby A Rollins as manager of
COALVILLE BOND HOLDINGS LLC



Natalie Ann Nicholson
Notary Public

STATE OF Texas)
: ss.
COUNTY OF Harris

The foregoing instrument was acknowledged before me this 11th day of
October, 2022 by Huawei Yang as Treasurer of
FLARE CONSTRUCTION, LLC.



Paula Arthur
Notary Public